104.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,900 / 730,900
					USE VALUE:	730,900 / 730,900
					ASSESSED:	730,900 / 730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN REGINA A
Owner 2:	
Owner 3:	
Street 1:	35 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	286,000	2,200	442,700	730,900
Total Card	0.163	286,000	2,200	442,700	730,900
Total Parcel	0.163	286,000	2,200	442,700	730,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.28 /Parcel: 434.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66706

GIS Ref

GIS Ref

Insp Date 09/13/18

!8247!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,000	2200	7,080.	442,700	730,900		Year end	12/23/2021
2021	101	FV	275,100	2200	7,080.	442,700	720,000		Year End Roll	12/10/2020
2020	101	FV	275,000	2200	7,080.	442,700	719,900	719,900	Year End Roll	12/18/2019
2019	101	FV	216,600	2300	7,080.	442,700	661,600	661,600	Year End Roll	1/3/2019
2018	101	FV	212,100	0	7,080.	379,400	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	212,100	0	7,080.	354,100	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	212,100	0	7,080.	303,600	515,700	515,700	Year End	1/4/2016
2015	101	FV	211,000	0	7,080.	271,900	482,900	482,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:59:39

LAST REV

Date	Time
09/27/18	10:17:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONELAN WILLIAM	1259-146		10/24/2002		375,000	No	No		
	1070-16		6/1/1990		1	No	No		F

USER DEFINED

Prior Id # 1:	66706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2009	364	Addition	130,000					build gar & fam ro

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
10/28/2010	Info Fm Plan	BR	B Rossignol
7/2/2009	Info Fm Prmt	BR	B Rossignol
6/3/2009	Measured	189	PATRIOT
12/14/2002	MLS	MM	Mary M
10/26/1999	Meas/Inspect	264	PATRIOT
7/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	70.	0.89	4									442,680						442,700	

Total AC/HA:	0.16253	Total SF/SM:	7080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,680	Spl Credit		Total:	442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.27388585
Const Adj.:	1.00489950
Adj $ / SQ:	128.013
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351331
Depreciation:	65348
Depreciated Total:	285984

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

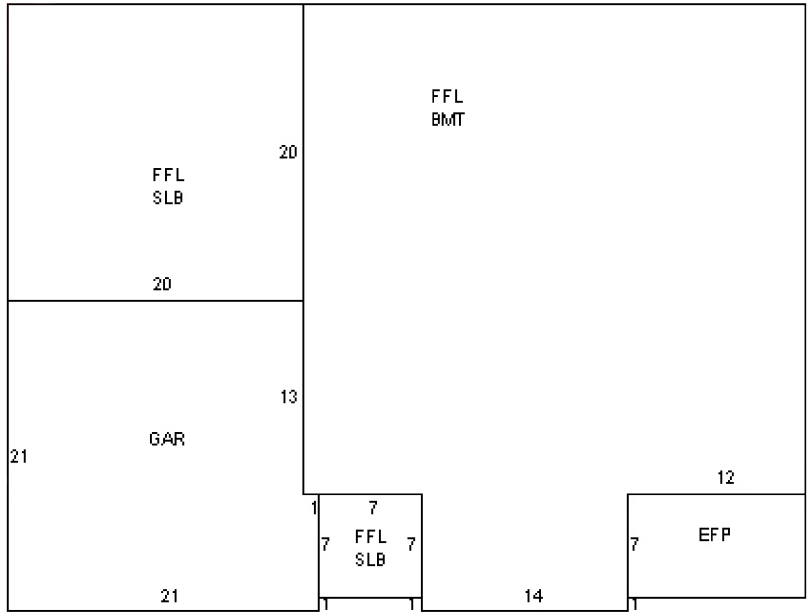
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.01
Special Features:	0	Val/Su Net:	73.75
Final Total:	286000	Val/Su SzAd	169.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,683	128.010	215,445
BMT	Basement	1,234	38.400	47,390
SLB	Slab	449	12.800	5,748
GAR	Garage	428	20.940	8,964
EFP	Enclos Porch	84	59.930	5,034

Net Sketched Area: 3,878 | Total: 282,581

Size Ad 1683 | Gross Area 3878 | FinArea 1683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

104.0-0002-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X50	A	AV	2000	2.63	T	15.2	101			2,200			2,200

More: N | Total Yard Items: 2,200 | Total Special Featues: | Total: 2,200

IMAGE

AssessPro Patriot Properties, Inc